



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331

<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

June 04, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

50 June 4, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

**SALE OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
SURPLUS PROPERTIES IN CULVER CITY
BALLONA CREEK PARCELS 307EX.13, 307EX.14, AND 307EX.15
(SUPERVISORIAL DISTRICT 2)
(3 VOTES)**

SUBJECT

This action is to approve the sale of the Los Angeles County Flood Control District's surplus properties along Ballona Creek in Culver City.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find that the proposed sale is categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the fee interests in Ballona Creek Parcels 307EX.13, 307EX.14, and 307EX.15 in Culver City are no longer required for the purposes of the Los Angeles County Flood Control District.
3. Approve the sale of Ballona Creek Parcel 307EX.13 from the Los Angeles County Flood Control District to Mr. Neal K. Tabachnick and Mrs. Suzanne Tabachnick for \$22,148.
4. Approve the sale of Ballona Creek Parcel 307EX.14 from the Los Angeles County Flood Control District to Ms. Diana R. Weber, Trustee of the Weber Trust, for \$21,364.
5. Approve the sale of Ballona Creek Parcel 307EX.15 from the Los Angeles County Flood Control District to Mr. Charles A. Dailey and Mrs. Carol P. Dailey for \$32,781.

6. Instruct the Chairman of the Board of Supervisors of the Los Angeles County Flood Control District to sign the Quitclaim Deed documents for Parcels 307EX.13, 307EX.14, and 307EX.15 and authorize delivery to the respective property owners.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to obtain approval from the Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to allow the LACFCD to sell portions of its surplus properties along Ballona Creek Parcels 307EX.13, 307EX.14, and 307EX.15, located north of Overland Avenue in Culver City, to three separate adjacent residential property owners: Mr. Neal K. Tabachnick and Mrs. Suzanne Tabachnick, affecting Parcel 307EX.13, for \$22,148; Ms. Diana R. Weber, affecting Parcel 307EX.14, for \$21,364; and Mr. Charles A. Dailey and Mrs. Carol P. Dailey, affecting Parcel 307EX.15, for \$32,781.

The LACFCD acquired fee title to Parcel 307 in 1936 as part of the land needed for the construction of Ballona Creek. Construction of the facility has been completed, and the subject parcels lie outside of the required operational right of way.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Fiscal Sustainability (Goal 2). The revenue received from this transaction will help promote fiscal sustainability for the operation and maintenance of flood control facilities.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The sale of Parcel 307EX.13 in the amount of \$22,148, Parcel 307EX.14 in the amount of \$21,364, and Parcel 307EX.15 in the amount of \$32,781 each represents the fair market value for the land based on a market sales analysis. The aforementioned amounts have been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to the California Government Code, Section 65402, notifications of the proposed sales were submitted by the LACFCD to the Culver City Community Development Department for its reports upon whether the proposed purchases and sales conformed with the City's General Plan. The Planning Division of the Culver City Community Development Department indicated in its response letter dated January 7, 2008, that the sale of these remnant residential parcels, which are less than 5,000 square feet and have no legal street frontage, would not be consistent with the City's General Plan unless each purchaser executes a covenant and agreement to hold the respective residential lot and the LACFCD sale parcel as one. Therefore, as a condition of the sale, each of the grantees committed to execute such a covenant and agreement and will file it with the Culver City Planning Manager upon acquisition of the respective parcels.

The proposed sale is authorized by Section 2, paragraph 13, of the Los Angeles County Flood Control Act. This section provides as follows: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and has all the following powers ...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors of the property, or any interest therein or part thereof, is no longer required for the purposes of the district..."

The proposed sale will not hinder the use of that portion of Ballona Creek for possible transportation, utility, recreational corridors, or flood control purposes.

The Quitclaim Deed documents have been approved by County Counsel as to form and will be recorded.

ENVIRONMENTAL DOCUMENTATION

This sale is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15312 of the State CEQA Guidelines and Class 12 of the Los Angeles County Environmental Reporting Procedures and Guidelines, adopted by the Board on November 17, 1987. This exemption applies because the project involves the sale of surplus government properties that are not in an area of critical environmental sensitivity within the meaning of Section 15206(b)(4) of the State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action will eliminate the need to maintain the properties and reduce the cost of the LACFCD's expenses and potential liabilities.

CONCLUSION

Please return one adopted copy of this letter and the original executed Quitclaim Deed documents to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicates for your files.

The Honorable Board of Supervisors

6/4/2014

Page 4

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:SGS:tw

Enclosures

c: Auditor Controller (Accounting Division - Asset
Management)
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office

DUPLICATE

MAIL THIS DOCUMENT AND
TAX STATEMENT.

Neal K. Tabachnick and
Suzanne Tabachnick
4530 Jasmine Avenue
Culver City, CA 90232-3431

Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Space Above This Line Reserved for Recorder's Use

Assessor's Identification Number:
4209-029-922 (Portion)

SUBJECT TO CITY OF CULVER CITY DTT(CODE 20) \$ _____
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic does hereby remise, release, and forever quitclaim to NEAL K. TABACHNICK and SUZANNE TABACHNICK, Trustees of the Tabachnick Family Trust dated September 21, 2007, all its right, title, and interest in and to the real property in Culver City, County, of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated June 4, 2014



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By Don Krake
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

Sachi A. Hamai
Deputy

BALLONA CREEK P-307L (TABACHNICK)
Parcel No 307EX.13
17-RW 5.1
S.D. 2 M0821010
Project ID: MPR0000087

DB:psr

P9:\TITLE\CONF\QCD TABACHNICK 307EX13

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 4th day of June, 2014, the facsimile signature of DON KNABE, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By [Signature]
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By [Signature]
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Survey/Mapping & Property Management Division
Supervising Title Examiner
By _____

EXHIBIT A

BALLONA CREEK 307EX.13

17-RW 5.1

A.I.N. 4209-029-922 (Portion)

T.G. 672 (G3)

I.M. 114-157

S.D. 2

M0821010

LEGAL DESCRIPTION

PARCEL NO. 307EX.13 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in the Macedonio Aguilar 11.25 acre allotment in the Rancho La Ballona, as said allotment is shown on map filed in Case No. 965 of the District Court of the First Judicial District of the State of California, in and for the County of Los Angeles, described as PARCEL 307 in a Final Order of Condemnation, had in Superior Court Case No. 669094, a certified copy of which was recorded on January 9, 1959, as Document No. 4820, in Book D328, page 337, of Official Records, in the office of the Registrar-Recorder/County Clerk of said County, within the following described boundaries:

Beginning at the southeasterly corner of that certain parcel of land described as PARCEL NO. P-307EX.11 in deed to YACOV KOBY COHEN AND SUSANNA COHEN, recorded on May 11, 1998, as Document No. 98-790933, of said Official Records; thence South 18°42'31" East, along the southerly prolongation of the easterly line of said last-mentioned parcel, a distance of 7.52 feet; thence South 70°37'25" West 2.40 feet; thence South 71°05'00" West 57.00 feet; thence South 70°24'35" West 0.60 foot to the southerly prolongation of the westerly line of said last-mentioned parcel; thence North 18°42'31" West, along said last-mentioned southerly prolongation, a distance of 7.54 feet to the southerly line of said last-mentioned parcel; thence North 71°05'00" East, along said southerly line, a distance of 60.00 feet to the point of beginning.

Containing: 452± square feet.



APPROVED AS TO DESCRIPTION	
<u>April 15, 2014</u>	
COUNTY OF LOS ANGELES	
By	<u>[Signature]</u>
LICENSED SURVEYOR	
Survey/Mapping and Property Management Division	

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

Diana R. Weber
4526 Jasmine Avenue
Culver City, CA 90232-3431

Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

SUBJECT TO CITY OF CULVER CITY DTT (CODE 20) \$ _____
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
By _____

Space Above This Line Reserved for Recorder's Use

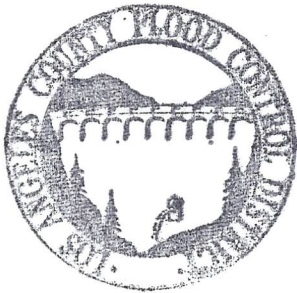
Assessor's Identification Number:
4209-004-922 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic does hereby remise, release, and forever quitclaim to DIANA R. WEBER, as Trustee of the Weber Trust, dated July 15, 2002, Sub-Trust A., all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated June 4, 2014



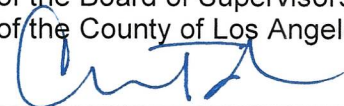
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By 
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles



Deputy

BALLONA CREEK P-307L (TABACHNICK)
Parcel No. 307EX.14
17-RW 5.1
S.D. 2 M0821010
Project ID: MPR0000087

DB:psr

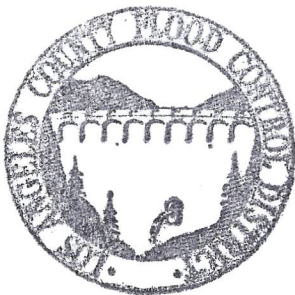
P9:\TITLE\CONF\QCD WEBER1

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)


On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 4th day of June, 20 14, the facsimile signature of DON KNABE, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By 
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By 
Deputy

APPROVED as to title and execution, _____, 20 ____.
DEPARTMENT OF PUBLIC WORKS Survey/Mapping & Property Management Division
Supervising Title Examiner
By _____

EXHIBIT A

BALLONA CREEK 307EX.14
17-RW 5.1
A.P.N. 4209-029-922 (Portion)
T.G. 672 (G3)
I.M. 114-157
S.D. 2
M0821011

LEGAL DESCRIPTION

PARCEL NO. 307EX.14 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in the Macedonio Aguilar 11.25 acre allotment in the Rancho La Ballona, as said allotment is shown on map filed in Case No. 965 of the District Court of the First Judicial District of the State of California, in and for the County of Los Angeles, described as PARCEL 307, in a Final Order of Condemnation, had in Superior Court Case No. 669094, a certified copy of which is recorded in Book D328, page 337, of Official Records, in the office of the Registrar-Recorder/County Clerk of said County, within the following described boundaries:

Beginning at the most easterly corner of that certain parcel of land described as PARCEL NO. P-307EX.8 in deed to GARY J. WEBER and DIANA R. WEBER, recorded on June 3, 1997, as Document No. 97-820067, of said Official Records; thence South 18°42'31" East, along the southerly prolongation of the easterly line of said last-mentioned parcel, a distance of 6.86 feet; thence South 69°49'22" West 12.41 feet; thence South 70°37'30" West 47.60 feet to the southerly prolongation of the westerly line of said last-mentioned parcel; thence North 18°42'31" West, along said last-mentioned southerly prolongation, a distance of 7.52 feet to the most southerly corner of said last-mentioned parcel; thence North 71°05'00" East, along the southerly line of said last-mentioned parcel, a distance of 60.00 feet to the point of beginning.

Containing: 436± square feet



APPROVED AS TO DESCRIPTION	
By	
	LICENSED LAND SURVEYOR
	Los Angeles County Department of Public Works
Dated	AUGUST 16, 2012

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

Charles A. Dailey and Carol P. Dailey
4504 Jasmine Avenue
Culver City, CA 90232-3431

Space Above This Line Reserved for Recorder's Use

Documentary Transfer Tax is \$ _____

() computed on full value of property conveyed, or

() computed on full value less value of liens and
encumbrances remaining at time of sale

SUBJECT TO CITY OF CULVER CITY DTT (Code 20) \$ _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:

4209-029-922

By _____

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to CHARLES A. DAILEY and CAROL P. DAILEY, husband and wife, as joint tenants, all its right, title, and interest in and to the real property in the City of Culver City, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated June 4, 2014



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____

Alan Kushi
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____

Deputy

Ballona Creek P-307EX.15 (DAILEY)
(File: BALLONA CREEK 307EX.15)
Parcel 307EX.15
17-RW 5.1
S.D. 2 M0721014
Project ID No. MPR0000541

DB:bw

P:CONF:DB-BALLONA CREEK QCD-EX DAILEY FNL 121613

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 4th day of June, 2014, the facsimile signature of DON KNABE, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By [Signature]
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By [Signature]
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Survey/Mapping & Property Management Division
Supervising Title Examiner
By _____

EXHIBIT A

BALLONA CREEK 307EX.15

17-RW 5.1

A.I.N. 4209-029-922 (Portion)

T.G. 672 (G3)

I.M. 114-157

S.D. 2

M0721014

LEGAL DESCRIPTION

PARCEL NO. 307EX.15 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in the Macedonio Aguilar 11.25 acre allotment in the Rancho La Ballona, as said allotment is shown on map filed in Case No. 965 of the District Court of the First Judicial District of the State of California, in and for the County of Los Angeles, described as PARCEL 307 in a Final Order of Condemnation, had in Superior Court Case No. 669094, a certified copy of which was recorded in Book D328, page 337, of Official Records, in the office of the Registrar-Recorder/County Clerk of said County, within the following described boundaries:

Beginning at the most easterly corner of that certain parcel of land described as PARCEL NO. P-307EX.7 in deed to CHARLES A. DAILEY and CAROL P. DAILEY, recorded on March 31, 1994, as Document No. 94-637440, of said Official Records; thence South 41°09'17" East, along the southeasterly prolongation of the northeasterly line of said last-mentioned parcel, a distance of 8.94 feet; thence South 46°42'50" West 17.72 feet; thence South 49°29'20" West 19.59 feet; thence South 51°00'27" West 30.14 feet; thence South 55°53'46" West 0.96 foot to the southeasterly prolongation of the southwesterly line of said last-mentioned parcel; thence North 36°48'03" West, along said last-mentioned southeasterly prolongation, a distance of 10.45 feet to a point on the curved southeasterly line of said last-mentioned parcel, said point being on a non-tangent curve concave to the northwest and having a radius of 885.00 feet, a radial of said curve to said point bears South 37°01'09" East; thence northeasterly, along said curved southeasterly line, through a central angle of 4°22'42", an arc distance of 67.63 feet to the point of beginning.

Containing: 669± square feet

